

Euless Development Report



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Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

July 2009

In this report:

- ★ Residential Growth and Development Case Activity
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- ★ Health Inspections
- ★ Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:
www.euless.org/planning/devserv.htm

Residential Growth and Development Case Activity

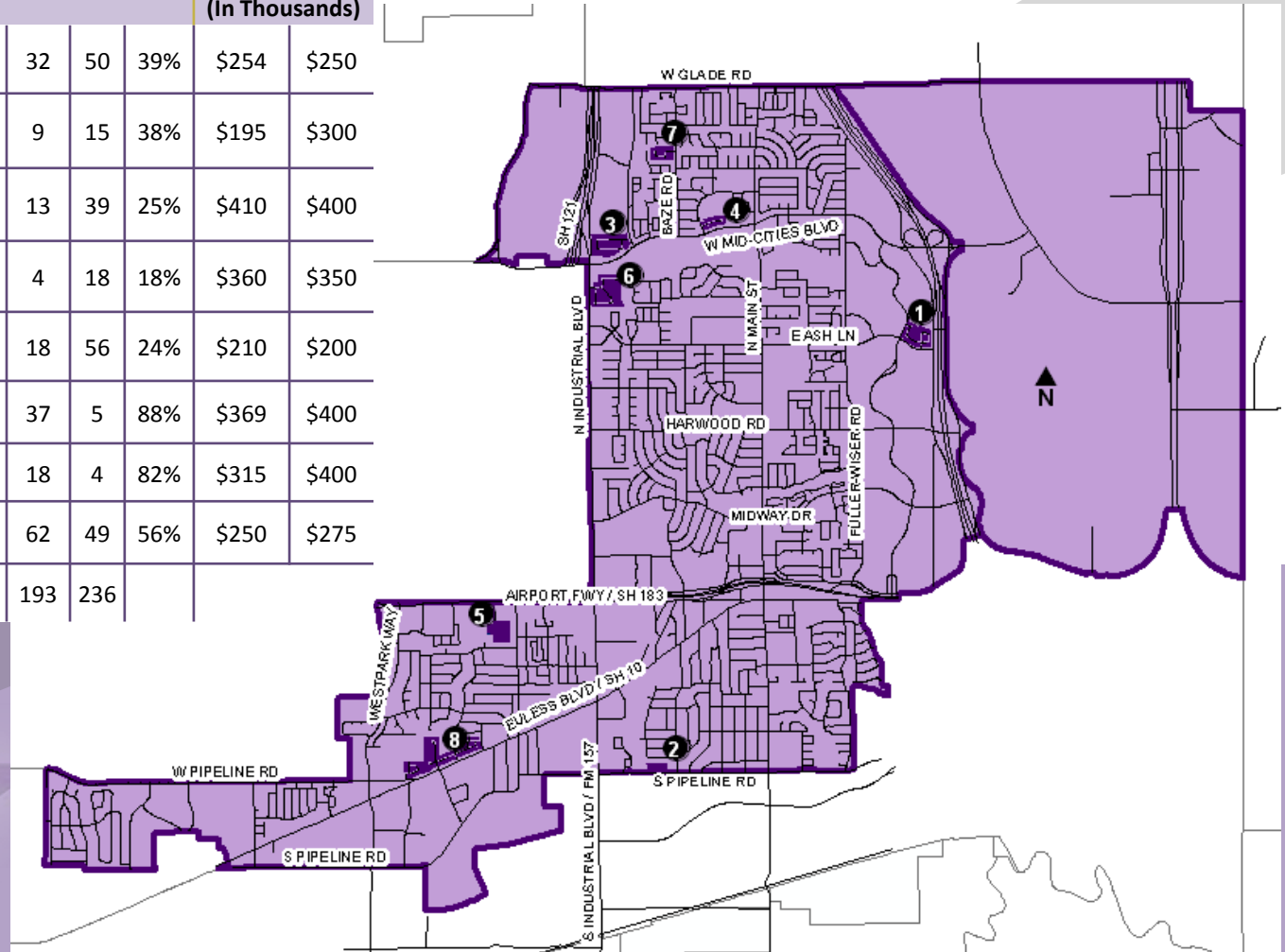
Residential Permits July 2009	Permits in July		Permits YTD		Value in July			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 7/09	2008	2009	Ave 09
New Residential Construction	4	7	58	58	\$ 994,476	\$ 2,008,272	\$ 286,896	\$16,101,274	\$ 17,454,891	\$ 300,946
Additions/Alterations	11	15	88	82	\$ 76,930	\$ 204,247	\$ 13,616	\$ 710,731	\$ 529,097	\$ 6,452
Residential Fence Permits	12	12	83	83	\$ 11,350	\$ 13,348	\$ 1,112	\$ 116,765	\$ 107,796	\$ 1,299
Total Residential Permits	27	34	229	223	\$ 1,082,756	\$ 2,225,867		\$16,928,770	\$ 18,091,784	

Development Review Cases July 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#08-07-FP	La Quinta and Comfort Suites	421 and 431 W. Airport Freeway	6-16-08	7-14-09	7-21-09	N/A
#09-01-PD	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	7-7-09	7-21-09	8-11-09
#08-06-RP	Church's Chicken	220 and 230 W. Harwood Road	6-2-08	6-16-09	7-21-09	N/A
#09-03-RP	Redifun Simulation	1350 Westpark Way	5-6-09	Still in Progress	TBD	TBD
#09-04-RP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress	TBD	TBD
#09-05-RP	St. John the Baptist Greek Orthodox Church	303 Cullum Drive	7-14-09	Still in Progress	TBD	TBD
#09-03-SP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress	TBD	TBD
#09-04-SP	St. John the Baptist Greek Orthodox Church	303 Cullum Drive	7-14-09	Still in Progress	TBD	TBD
#09-05-SUP	Al's Tires & Mowers	116 W. Eules Boulevard	5-18-09	6-23-09	7-7-09	8-11-09
#09-02-ZBA	Harry Owen (Fence Variance)	313 Huntington Drive	N/A			7-28-09 (ZBA)
#09-03-ZBA	T J Griffin (Building Line Encroachment)	211 Primrose Hill	N/A			7-28-09 (ZBA)
#09-01-CIAC	Capital Improvements Advisory Committee Semi-Annual Reports for the period of October 1, 2008 through March 31, 2009				7-7-09	8-11-09
#09-10-CC	David Arrington Gas Well Reveille #1H and #2H	Northeast corner of Westpark Way and W. Pipeline Road			N/A	TBD
#09-02-UDC	Sign Ordinance				7-21-09	TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	July Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value
1	Brookside at Bear Creek	82	0	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	1	9	9	15	38%	\$195	\$300
3	Creekwood Estates	52	0	8	13	39	25%	\$410	\$400
4	Running Bear Estates	22	0	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	9	18	56	24%	\$210	\$200
6	The Landing at Eden Lake	42	0	0	37	5	88%	\$369	\$400
7	Thousand Oaks	22	0	0	18	4	82%	\$315	\$400
8	Villas at Texas Star	111	5	24	62	49	56%	\$250	\$275
Totals:		429	7	56	193	236			



Foreclosure Activity

Foreclosure Auctions

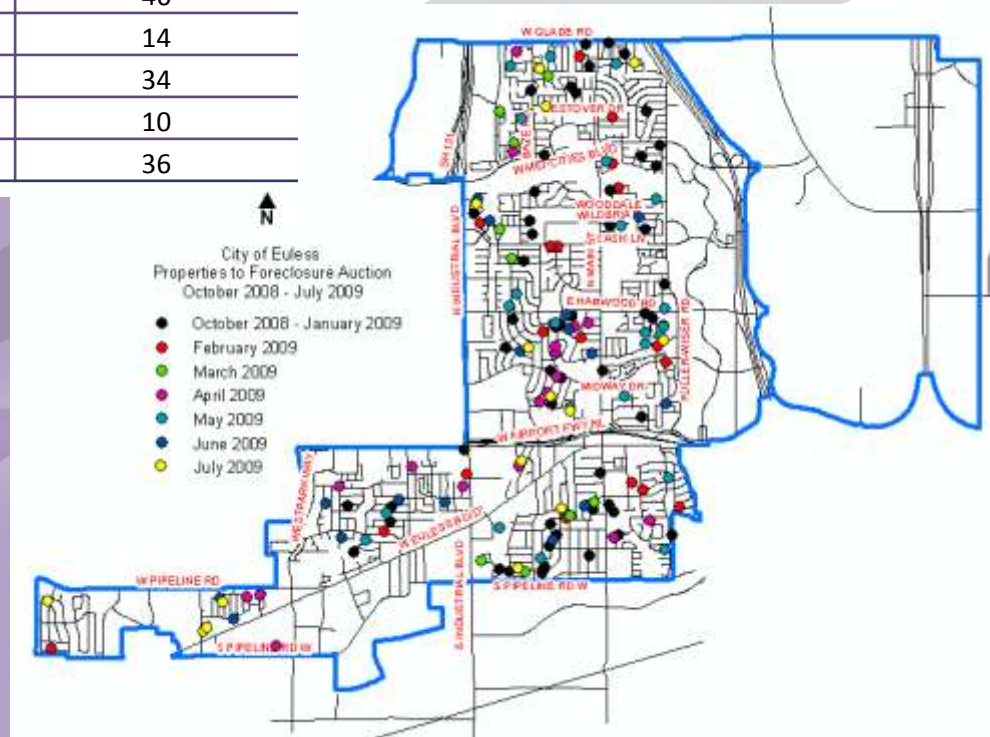
	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09
City of Euless	16	26	19	27	26	32	34
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015

Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/08 - 7/09
1950	21
1960	46
1970	14
1980	34
1990	10
2000	36

Average Valuation of Homes Sent to Auction (Single Family Residences in Euless)

Month	Average
October 2008	\$127,643
November 2008	\$149,243
December 2008	\$152,570
January 2009	\$128,625
February 2009	\$154,259
March 2009	\$164,370
April 2009	\$140,342
May 2009	\$140,602
June 2009	\$150,465
July 2009	\$150,694



Commercial Development

Commercial Permits July 2009	Permits in July		Permits YTD		Value in July		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	2	1	15	6	\$ 1,550,000	\$ 23,267	\$ 6,102,990	\$ 5,631,246
Additions/Alterations	3	2	24	13	\$ 44,000	\$ 67,257	\$ 3,692,750	\$ 1,069,757
Comm. Fence Permits	1	0	3	9	\$ 8,900	\$ -	\$ 13,400	\$ 72,906
Total Commercial Permits	6	3	42	28	\$ 1,602,900	\$ 90,524	\$ 9,809,140	\$ 6,773,909

Significant Commercial Permits July 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
7/14/2009	Euless Transmission	407 W. EULESS	NEW COMMERCIAL	Roofing Repair	\$ 23,26.16

Commercial Certificates of Occupancy July 2009

Issue Date	Business Name	Address	Classification	SQ Foot
7/8/2009	HOPE CHRISTIAN COUNSELING AND MINISTRIES	1101 ROYAL PARKWAY # 107	Counseling	400
7/10/2009	LIMITLESS BRANDS	1101 ROYAL PARKWAY # 101	Jewelry Repair	2760
7/10/2009	REDIFUN SIMULATION, INC	1350 WESPARK WAY	Warehouse	8000
7/10/2009	SAN FRANCISCO OVEN	3101 STATE HWY 121, # 800	Restaurant (New Owner)	2850
7/16/2009	FAITH BY GRACE FAMILY WORSHIP CENTER CHURCH	2215 W. PIPELINE RD	Church	5900
7/17/2009	DO'S NAIL SPA	N. MAIN 3 101	Nail Spa	1370
7/22/2009	COMFORT SUITES	421 W. AIRPORT FRWY	Hotel	42101
7/22/2009	LA QUINTA	431 W. AIRPORT FWY	Hotel	50533
7/29/2009	SOME PLACE ELSE TATTOOS	1101 ROYAL PARKWAY # 105	Tattoo Parlor	525
7/30/2009	HORT AMERICAS LLC	1312 W. EULESS BLVD # 100	Office	370
7/31/2009	SPC CONSTRUCTION	1361 W. EULESS BLVD. # 113	Roofing Contractor	850

Miscellaneous Permits	Permits in July		Permits YTD	
	2008	2009	2008	2009
Accessory Building	2	0	14	9
Electrical Permit	10	5	96	77
Garage Sale	83	28	421	397
Lawn Sprinkler	18	10	70	72
Mech. Condenser	8	0	12	4
Mechanical Permit	26	13	134	109
Plumbing Permit	29	24	214	185
Roofing Permit	14	5	137	60
Sewer Line Repair/Replace	0	0	4	6
Sign Permit	6	5	58	50
Special Event Sign Permit	0	2	15	18
Swimming Pool	2	1	16	5
Total Misc. Permits	198	93	1191	992

Code Enforcement

Sec 46-27 Nuisances – Maximum height (High Grass and Weeds)

It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property within the corporate limits of the city to suffer or permit grass, weeds or other plants, except as provided in this article, to grow to a height greater than 12 inches upon any real property within 50 feet of any property line, residence, barn, building or other structure within the city limits, including that area between the property line and the curb or, if there is no curb, then from the property line to the traveled portion of the street or to a height greater than 24 inches upon any other real property in the city, except for:

- (1) Pasture land used for grazing of livestock; and
- (2) The growing of agricultural crops under cultivation, inclusive of trees, shrubs, flowers or other decorative or ornamental plants.

Code Enforcement Cases July 2009		Cases in July		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	3	1	20	13
	Plumbing Violation	3	0	4	2
	Electrical Violation	0	1	23	21
	Property Maintenance	9	1	121	87
	Minimum Housing	13	2	89	47
	Dangerous Conditions/Structures	0	0	5	1
	Screening Swimming Pools/Spa	0	0	3	2
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	1	0	3	1
Health	Nuisance - Pools/Spas Clarity	4	0	11	16
Littering and Trash	Trash/Littering	21	2	104	80
	Littering/Life Safety (24hrs)	1	0	4	7
Property Maintenance (Weeds)	High Grass and Weeds	43	11	435	262
Water	Watering Violations	0	5	0	9
Zoning Violations	Nuisance Other	0	0	16	2
	Garbage Collection/Pick Up Req.	38	0	174	49
	Solid Waste Other	0	1	0	2
	Illegal Outdoor Storage (Non Res)	0	0	23	3
	Illegal Outdoor Storage (Res)	18	2	193	70
	Fences/Walls In Disrepair	10	1	111	45
	Parking on Unpaved Surfaces	10	2	83	42
	Zoning Violation (Other)	0	2	9	6
	Signs/Billboards	2	0	6	11
	Poss Illegal Home Occupation	0	0	4	12
	Materials on ROW/Street	0	0	1	6
TOTALS		176	31	1442	798

Health Inspections

Pool Location	Address	Date Inspected
Aspen Oaks Apartments (1 Pool)	905 W. Ash Ln.	7/10/2009
Bonaventure (1 Pool)	1447 Monterrey Blvd.	7/28/2009
Colonial Grand (2 Pools & 2 Spas)	1200 Fuller Wiser Rd.	7/8/2009
Fountain Park Homeowners Association (1 Pool)	501 Fountain Gate	7/16/2009
Fountainwood Apartments (2 Pools)	750 Mid Cities Blvd.	7/8/2009
Harwood Townhomes (1 Pool)	207 E. Harwood Rd.	7/15/2009
Hunt Club (2 Pools)	1001 Fuller Wiser Rd.	7/6/2009
La Costa (2 Pools)	1316 Monterrey Blvd.	7/29/2009
LA Fitness (1 pool, 1 Spa)	2600 Hwy 121	7/6/2009
La Quinta	431 W. Airport Frwy	7/23/2009
Mission Pointe Apartments (1 Pool)	917 Del Paso St.	7/7/2009
Muirfield Village (2 Pools)	1321 Monterrey Blvd.	7/29/2009
Oakmont (2 Pool)	1405 El Camino Real	7/8/2009
Oakwood Crest (1 Pool)	231 Martha St.	7/24/2009
Parc Plaza Apartments (2 Pool & 2 Spa)	333 E. Denton Dr.	7/10/2009
Pinehurst (2 Pools)	1103 El Camino Real	7/1/2009
Royal Terrace Apartments (2 Pools)	306 Martha St.	7/6/2009
Shadow Creek Apartments (2 Pools)	311 S. Industrial Blvd.	7/2/2009
Tall Timbers Apartments (2 Pools)	501 Sycamore Ln.	7/15/2009
The Lodge at Main (1 Pool)	301 Fair Oaks Blvd.	7/10/2009

During the summer months, Health Inspections focuses on inspecting the 92 pools and 27 spas that are available to the public or multi-family residential areas. This list indicates the pools and spas inspected for the month of July 2009

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections							
	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477
Source: NCTCOG, *US Bureau of Census							

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Euless	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%
Source: NCTCOG, Texas State Data Center				

